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Summary

Reference	EDC/16/0129
Alternative Reference	Not Available
Application Received	Fri 23 Dec 2016
Application Validated	Fri 23 Dec 2016
Address	Former Croxton And Garry Site Tiltman Avenue Swanscombe Kent DA10 0LL
Proposal	Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 204 dwellings, means of access and creation of a development platform.
Status	Decided
Decision	EIA Not Required
Decision Issued Date	Fri 20 Jan 2017
Appeal Status	Unknown
Appeal Decision	Not Available

Further Information

Application Type	EIA Screening Opinion
Decision	EIA Not Required
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Michael Jessop
Parish	Swanscombe & Greenhithe T.C.

Ward	Swanscombe
District Reference	Not Available
Applicant Name	Swanscombe Development LLP
Agent Name	Charlie Brown
Agent Company Name	Not Available
Agent Address	David Lock Associates Limited 50 North Thirteenth Street Central Milton Keynes MK9 3BP
Environmental Assessment Requested	No

Contacts

Agent

Charlie Brown

Email Address	mail@davidlock.com
Phone Number	01908 666 276

Ward Councillors

Councillor Emma-Louise Moussa

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Councillor Claire Pearce

Address	C/o Civic Centre Home Gardens Dartford Kent DA1 1DR

Important Dates

Application Received Date	Fri 23 Dec 2016
Application Validated Date	Fri 23 Dec 2016
Expiry Date	Tue 24 Jan 2017
Actual Committee Date	Not Available
Latest Neighbour Consultation Date	Not Available
Neighbour Consultation Expiry Date	Not Available

Standard Consultation Date	Tue 03 Jan 2017
Standard Consultation Expiry Date	Fri 13 Jan 2017
Last Advertised In Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Internal Target Date	Not Available
Agreed Expiry Date	Fri 20 Jan 2017
Decision Made Date	Fri 20 Jan 2017
Decision Issued Date	Fri 20 Jan 2017
Permission Expiry Date	Thu 20 Jan 2022
Decision Printed Date	Not Available
Environmental Impact Assessment Received	Not Available
Determination Deadline	Fri 13 Jan 2017
Temporary Permission Expiry Date	Not Available

Constraints

Name	Constraint Type	Status
Enviroment Agency Flood Zone 2	Environment Agency Flood Zone 2	Confirmed
Enviroment Agency As Flood Zone 3.	Environment Agency Flood Zone 3	Confirmed
Community Infrastructure Levy Zone D	Community Infrastructure Levy Zone D	Confirmed
Community Infrastructure Levy Zone B	Community Infrastructure Levy Zone B	Confirmed
Smoke Control Order No. 18	Smoke Control Orders	Confirmed
Windturbine Development Safeguarding	NATS Consultation 100m high	Confirmed

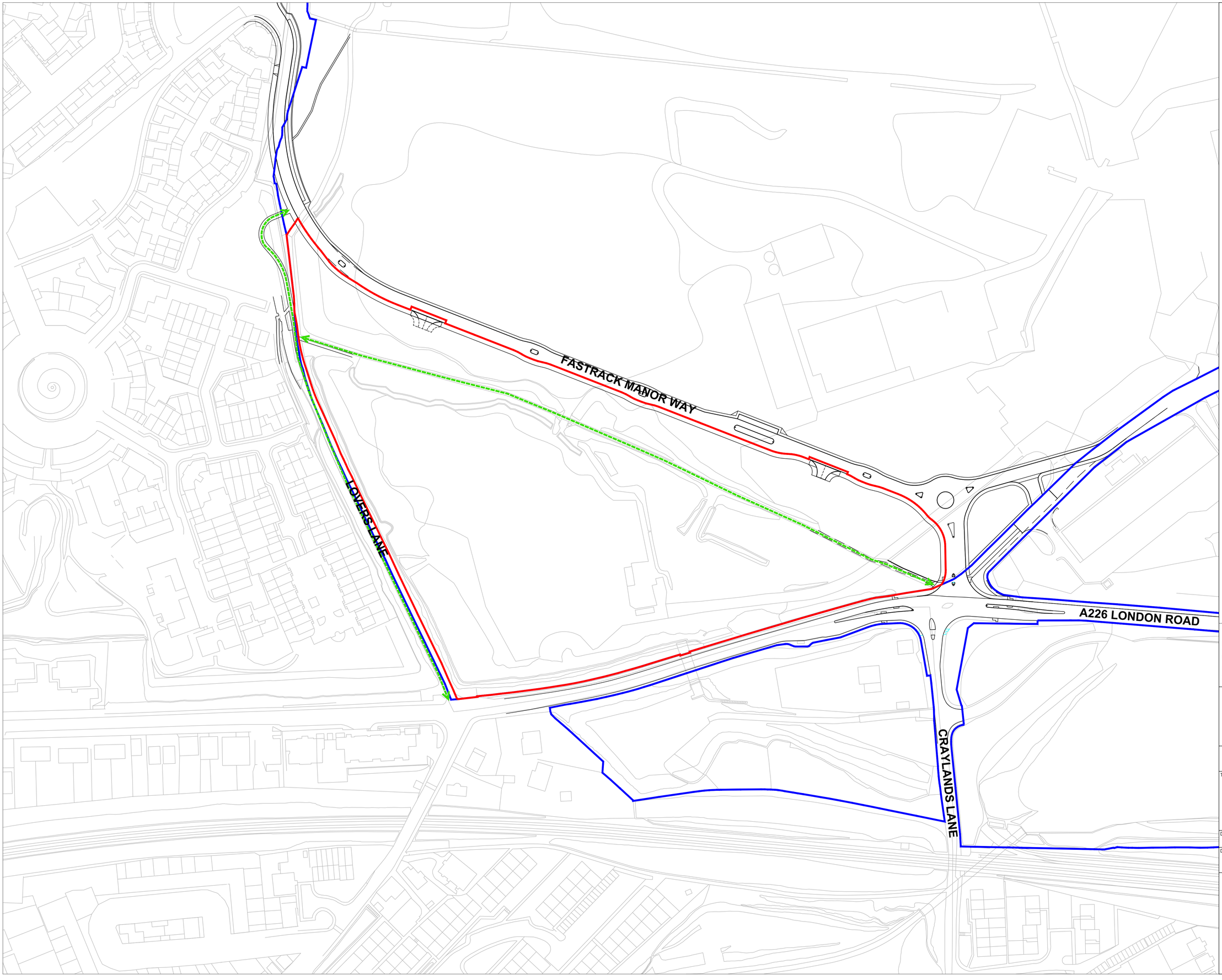
Landfill Sites Consultation 250M	Landfill Sites Consultation 250m	Confirmed
The Ebbsfleet Development Corporation Boundary	Ebbsfleet Development Corporation	Confirmed
Swanscombe Cement	Historic Landfill Sites Buffer	Confirmed
Not Green Belt	Green Belt	Confirmed
Enviroment Agency Areas That Benefit From Flood Defences	Enviroment Agency Flood Defences Benefit	Confirmed
Groundwater Aquifer	Groundwater Aquifers	Confirmed

Related Information

There are 8 documents associated with this application.

There are 0 cases associated with this application.

There are 0 properties associated with this application.



Draft Planning Application Boundary

Other Land Under the Control of the Applicant (to be confirmed)

Public footpaths

N

0m 80m

NOTE

This drawing is for information purposes only and not for use in construction. Do NOT scale from this drawing.
All dimensions are to be checked on site and any discrepancies should be immediately reported to the originator of the drawing.
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Title

Croxton & Garry
Site Location Plan

Date	Scale
21-12-16	1:1000@A1 - 1:2000@A3

Drawn	Designed	Approved	Drawing Number	
ADW	CWB	---	LAF037 - 009	A

David Lock Associates
Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 666276 FAX : 01908 605747 EMAIL: mail@davidlock.com
www.davidlock.com

Mark Pullin
Ebbsfleet Development Corporation
North Kent Policy Station
Thames Way
Northfleet
Kent
DA11 8BD

22nd December 2016

Our ref: LAF037/CWB/AO

Dear Mr Pullin

LAND AT FORMER CROXTON AND GARRY SITE: Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 204 dwellings, means of access and creation of a development platform

LAND NORTH OF LONDON ROAD (A226), SWANSCOMBE

We write on behalf of Swanscombe Development LLP who control land north of London Road, and south of Fastrack Manor Way (known as the Croxton and Garry site). Under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (the EIA Regs), we write formally to request a screening opinion on the proposed development.

Regulation 5 (2) of the EIA Regs states:

A request for a screening opinion in relation to an application for planning permission shall be accompanied by –

(a) A plan to identify the land;
(b) A brief description of the nature and purpose of the development and of its possible effects on the environment; and
(c) Such other information or representations as the person making the request may wish to provide or make;

A Location Plan (LAF037-009 Rev A) accompanies this request for a screening opinion, and provides the requisite identification of the site. This screening opinion letter will provide a brief description of the nature and purpose of the development and of its possible effects on the environment.

The Site

The proposed development is at a site known as the former *Croxton and Garry* site, north of London Road, and south of Fastrack Manor Way, which was formerly used as a chalk quarry and as the site of a whiting plant. The application site was worked for its chalk to supply the Swanscombe Cement Works during the early nineteenth century. The site has been unused for a number of years. The site is bounded to the south and west by cliffs, and is currently

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vacant save for the storage of surcharge material associated with the construction of the Fastrack Manor Way link to the north. To the north of the site FastTrack Manor Way, (also known as Secondary Means of Access (SMOA)) was recently constructed and opened in 2015 as an alternative access to the residential development of Ingress Park, which lies to the west (beyond Lovers Lane). This route includes provision for FastTrack bus services to operate along this route.

The site falls within the Thames Waterfront Priority Area (Core Strategy CS6), which promotes the creation of a vibrant mixed use scheme, supporting sustainable communities and significant residential development. Initialmaster planning and capacity analysis suggests that the site has capacity for approximately 204 dwellings.

Recent Planning History

Duplicate planning applications (ref: 04/00670/OUT) were submitted in 2004 and 2005 for residential development across the wider Swanscombe Peninsula West area, which included the Croxton and Garry site. These applications (ref: 04/00587/OUT & 05/00286/OUT) sought mixed use development comprising: up to 1,750 mixed dwellings, office, general industry, warehousing, retail, financial and professional services, restaurants, primary school, community hall, health centre, sports and leisure facilities, FastTrack station and bus depot, together with realignment of the London Road, Manor Road, Craylands Lane access to the site with associated infrastructure & services including pumping station and electricity substation. Both proposed residential development for the Croxton and Garry site, although were ultimately withdrawn.

Temporary planning permission was obtained in 2014, for the stockpiling of up to 30,000m^3 of surcharge chalk material from the ground works to construct the adjacent SMOA to Ingress Park. This material is currently being stockpiled in the northwest of the site. Temporary planning permission was granted on the likelihood that the material would be used over the longer term to create a new landform to support residential development on the Croxton and Garry site. The temporary permission expires on the 31 August 2018.

Brief Description of Development

Swanscombe Development LLP will be seeking outline planning permission for:

1. approximately 204 mixed tenure residential dwellings;
2. access from Fastrack Manor Way (utilising two existing spurs);
3. land raise and other groundworks to create a development platform and provide sustainable urban drainage features including the import of material;
4. the provision of open space and landscaping;
5. the diversion of the Gun Barrel Route public footpath (DS3); and
6. ancillary works including remedial works to cliff faces.

The development platform is anticipated to be up to 9m AOD to establish a suitable platform for residential development above flood levels. Landform modelling work has indicated that this will require approximately 150,000m^3 of net fill. Subject to further analysis, the existing surplus material on site could contribute to creating the development platform.

Considerations

This screening opinion has been submitted, because the development meets the threshold to be considered under Schedule 2 of the 2011 Town and Country Planning (Environmental

Impact Assessment) Regulations 2011 (as amended in 2015), falling under Schedule 2.10 (b) category as "urban development" and comprising development of more than 150 dwellings.

Schedule 3 comprises the selection criteria upon which Schedule 2 development is to be screened.

Characteristics of development

The size of the development is not of a large scale, which reduces the potential magnitude and extent of any adverse impacts. This is outlined as a key consideration under Schedule 3 - *Characteristics of potential impact* of the 2011 Town and Country Planning (Environmental Impact Assessment) Regulations (as amended).

Location of development

Schedule 3 of the 2011 EIA regulations states that the environmental sensitivity of geographical areas must be considered. The site is located within an urban area and is not located within or close to any statutory designated area, nor is it considered to be within land defined under 2(viii) under Schedule 3 ("landscapes of historical, cultural or archaeological significance").

The land is currently vacant and has not been used for a number of years. Parts of the site currently lie within Flood Zones 2 & 3 due to much of the site being at a low level, however it is considered that flood risk can be mitigated through the creation of a development platform and associated on-site mitigation. There are a number of trees on and around the site. The site is not close to any Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC). Initial surveys have been undertaken on site (arboricultural and ecological), and have concluded that the flora and fauna is not of special interest and any loss can be mitigated.

Characteristics of Potential Impact

The likely environmental impacts from the development, are anticipated to be noise and dust (from transport) and to a lesser extent arboricultural and ecological impacts. In any case, given the scale of the development it is our view that any impact would be localised and can therefore be appropriately assessed through supporting application information.

We would expect further information to submitted in support of an application, covering the following (finalised during pre-application discussions):

- Arboriculture
- Ecology
- Noise and Air Quality
- Transport
- Flood Risk
- Baseline information on utilities, archaeology, and ground conditions;

EIA Screening

The redevelopment of the adjacent site (Little Swanscombe), was granted planning permission for 110 dwellings in 2014 (DA/14/01689/OUT) and it was confirmed that an EIA was not required for this development. The proposed development at Croxton and Garry is of a similar character.

As outlined within the National Planning Policy Guidance, only a very small proportion of Schedule 2 projects will require an assessment. It is considered that the proposed development does not constitute EIA Development under the EIA Regulations. In line with the regulation 5 of the EIA Regs, we look forward to receiving your opinion as to whether EIA is, or is not required.

We trust that you have everything you require to confirm your screening opinion, but please do not hesitate to contact me if you require any further information.

Yours sincerely

[redacted]

CHARLIE BROWN MRTPI
Planner

email: cwbrown@davidlock.com

cc. Terry Last, Swanscombe Development LLP
John Bowater, Swanscombe Development LLP

Enc.
Site Location Plan (LAF037-009 Rev A)

Application Reference No. EDC/16/0129

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011 (AS AMENDED)

SCREENING OPNION UNDER REGULATION 5

To: **Mr C Brown**
David Lock Associates Limited
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

TAKE NOTICE that EBBSFLEET DEVELOPMENT CORPORATION, as Local Planning Authority, under the Town and Country Planning Act hereby determines that the development referred to in the letter received on 22 December 2016 does not constitute Environmental Impact Assessment development and therefore an Environmental Statement is not required. This notice relates to land situated at:

Former Croxton and Garry site
Tiltman Avenue
Swanscombe
Kent

and being **request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 204 dwellings, means of access and creation of a development platform.**

EBBSFLEET DEVELOPMENT CORPORATION MAKES THE FOLLOWING COMMENTS:

The proposed development does not constitute Environmental Impact Assessment (EIA) development for the following reasons:

The development the subject of this screening request constitutes a 'Schedule 2' development by reason of paragraph 10(b) of Schedule 2 of the Environmental Impact Assessment Regulations 2011 (as amended) (the EIA Regulations).

The site does not lie within or partly within a 'sensitive area' as defined in the EIA Regulations, nor is it in close proximity to such a sensitive area. However, the proposed development does exceed the threshold for 'urban development' set out in Schedule 2 of the EIA Regulations due to comprising development of more than 150 dwellings.

It is therefore necessary to assess whether the proposed development is likely to have significant effects on the environment, having regard to the criteria in Schedule 3 of the EIA Regulations.

In terms of the characteristics of the development, it is noted that the total site area is not specified in the submitted documentation. However, the size of development is not of a scale such that it would be likely to have significant environmental effects beyond the local area. Likewise, it is not considered that the development is likely to have cumulative effects with any existing or approved development to the extent that it would have a wider significant effect.

In order to create a development platform the accompanying documentation anticipates requiring 150,000 cubic metres of net fill, which would require transportation to the site. This is likely to have significant effects in terms of the highway network, noise and dust, but the effects would be temporary during the initial construction phase, sufficient to conclude that it will not require EIA.

The supporting documentation advises that the site is currently vacant and has not been used for a number of years. Due to the site's previous use as a chalk quarry parts of the site are low lying and currently fall within Flood Zones 2 and 3 as notified by the Environment Agency. There are also a number of trees on the site and a public footpath crosses it from east to west. Whilst requiring adequate address as part of the detailed development process, such effects are unlikely to be significant.

The site lies within 1.5 km of three Sites of Special Scientific Interest (SSSI), namely the Swanscombe Skull SSSI, the Bakers Hole SSSI and the West Thurrock Lagoon & Marshes SSSI. The site is also within 10 km of the South Thames Estuary and Marshes SSSI and the Thames Estuary and Marshes Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site). Whilst mitigation would be required to address any adverse effects on some or all of these designated sites, the effects of the proposed development are unlikely to be significant enough to require EIA. However, Natural England advises that a detailed assessment of the potential impacts of this proposal upon these designated sites (along with any necessary mitigation measures) is submitted with any subsequent planning application.

The site is not within a landscape of known historical, cultural or archaeological significance, although Historic England advise that archaeology should comprise part of the baseline information to accompany any application for development of this site.

In terms of potential impacts of the development, which comprise the temporary construction phase and permanent operational phase, these are likely to be restricted to localised impacts, but would require adequate safeguarding through the planning process, notably regarding importation of fill material and operational transport/air quality effects on and off site.

Subsequently, having regard to Regulation 4(6) of the EIA Regulations comprising the selection criteria for screening Schedule 2 development, and the advice in National Planning Practice Guidance, the proposed development is not considered to have significant environmental effects by reason of its characteristics, location or potential impacts.

On this basis it is the position of the Local Planning Authority that the proposed development does not need to be accompanied by an Environmental Statement as defined in the EIA Regulations.

However, as acknowledged in the submitted documentation, any planning application would need to be accompanied by supporting information. It is recommended that the scope of this supporting information should be discussed and agreed with the Local Planning Authority through a formal pre-application process.

This Screening Opinion is based on the current regulatory framework and on the information and description of development as set out in the letter from David Lock Associates dated 22 December 2016 and the accompanying Site Location Plan (Drawing No. LAF037-009/A).

This Screening Opinion does not prejudice any further screening assessment which the Local Planning Authority may require or be asked to provide relating to this site or adjoining sites in the context of any other urban development project or other similar proposals.

Signed: *Mark Pullin* **Dated:** 19 January 2017

Acting Chief Planning Officer
Ebbsfleet Development Corporation

creating a better place

Environment Agency

Ms Anastasia Bernard
Ebbsfleet Development Corporation
North Kent Police Station Thames Way
Northfleet
Gravesend
DA11 8BD

Our ref: KT/2017/122241/01-L01
Your ref: EDC/16/0129

Date: 13 January 2017

Dear Ms Bernard

Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 2014 dwellings, means of access and creation of a development platform.

Land at former Croxton and Garry site, Fastrack Manor Way, Swanscombe, Kent.

Thank you for consulting the Environment Agency.

We have reviewed the cover letter by David Lock Associates, dated 22 December.

We have considered the potential impacts related to our remit and do not consider an EIA is required for this proposed development.

We will provide further comment on issues related to flood risk and contaminated land once the application has been submitted.

Please do not hesitate to contact me if you have any questions.

Yours sincerely

Carly Cudmore
Planning Specialist

Direct e-mail kslplanning@environment-agency.gov.uk

Historic England

SOUTH EAST OFFICE

Ms Anastasia Bernard
Ebbsfleet Development Corporation
North Kent Police Station
Thames Way
Northfleet
Kent
DA11 8BD

Direct Dial: 01483 252038

Our ref: PA00463226

12 January 2017

Dear Ms Bernard

Request for Advice

LAND AT FORMER CROXTON AND GARRY SITE, FASTRACK MANOR WAY, SWANSCOMBE, KENT

Thank you for contacting us on 5 January 2017 regarding an EIA screening/scoping opinion in relation to the above site. We have not identified any designated heritage assets that are directly affected by this proposed development of up to 204 houses and nor do we think that the proposal will have an effect upon the significance of heritage assets by virtue of changes within their setting. We are not aware of any confirmed archaeological remains upon the site in question. The Heritage Conservation team of Kent County Council will be best able to advise you about the archaeological implications of development here and we note that there could be some potential for undesignated but still important Palaeolithic archaeological evidence in the areas around the former chalk pit. This part of Kent has particular importance for the understanding of these distant periods of our history and the loss of so many deposits to past mineral working can increase the significance of any surviving evidence from pockets of land unaffected by such activity. The remains of the extractive industries and production of cement products can have industrial archaeological significance in their own right but we think the known and mapped locations of these close to this location mean that the development site itself may have low potential.

We do not think that historic environment issues taken in isolation would be sufficient to justify this development proposal being screened in for an Environmental Impact Assessment process. If however the proposal is screened in for other reasons then we think it would be appropriate for archaeological issues to be scoped in. In any event we note the statement by the agent that archaeology would be included as part of the baseline information to support a proposal.

Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All Information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

Historic England

SOUTH EAST OFFICE

We agree that archaeology requires consideration as part of preparation of any planning application and for what would be undesignated remains we think that Kent County Council would be your first source of advice about such issues.

If you have any queries about the above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely

Peter Kendall
Principal Inspector of Ancient Monuments
E-mail: Peter.kendall@HistoricEngland.org.uk

LAND AT FORMER CROXTON AND GARRY SITE, FASTRACK MANOR WAY, SWANSCOMBE, KENT
Request for Pre-application Advice

Historic England is subject to the Freedom of Information Act 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All Information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.
Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.

ECOLOGICAL ADVICE SERVICE

TO: ***Anastasia Bernard***

FROM: ***Marie Thibault***

DATE: ***12th January 2017***

SUBJECT: ***Land At Former Croxton And Garry Site, Swanscombe / EDC/16/0129***

Thank you for requesting advice on this screening opinion from KCC's Ecological Advice Service. This service provides advice to planning officers to inform EDC planning decisions with regard to the potential ecological impacts. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

EIA Screening

If it is accepted that the proposed development is considered Schedule 2 development under the EIA Regulations 2011, the question then is whether the proposal is situated within a 'sensitive area'.

We advise that the site does not fall into a 'sensitive area', (although note that our comments do not include (d) or (e) within the definitions of 'sensitive area' in the EIA Regulations 2011).

If it is accepted that the proposed development is considered Schedule 3 development under the EIA Regulations 2011, the question then is whether the proposal is likely to have a "significant effect" on the environment.

We advise that the proposed development is within 1.5 km of the following international and nationally designated sites but is unlikely to have a significant effect on the environment:

- Swanscombe Skull site SSSI
- Bakers Hole SSSI
- West Thurrock Lagoon & Marshes SSSI

The proposed development site is within 10 km of the Thames Estuary & Marshes Ramsar and SPA. The DBC strategy states that developments with more than 15 houses (204 here) within 10km of SPA/Ramsar sites may have a significant effect on the designated sites.

We are satisfied that, as long as the proposed development contributes to the mitigation strategy, the development is likely to avoid a likely significant effect on the designated sites. Information will need to be provided with the application detailing that the development contributes to the borough wide mitigation strategy corresponding to the amount of proposed dwellings that is carried out.

Based on the above conclusions we conclude that an EIA is not required.

Other comments

As a result of reviewing the data we have available to us (including aerial photos and biological records) we advise that development on this site has potential to result in ecological impacts.

We advise that an ecological appraisal and any recommended specific species surveys are carried out and submitted with any subsequent planning application to ensure that that all relevant material considerations are addressed in making the decision.

We recommend that the results of all ecological surveys help inform the design of the development. Information must be submitted assessing the impact the works of the proposed development will have on the Alkerden Lane Pit, Swanscombe South LWS (only about 200 metres south of the development) and details of any mitigation which will be required to avoid an impact.

If you have any queries regarding our comments, please contact me.

Marie Thibault
Biodiversity Officer

This response was submitted following consideration of the following document(s):
Coverin Letter, Mark Pullin, 22nd December 2016.

Highways and Transportation
Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD
Tel: 03000 418181
Date: 24th January 2017

Ebbsfleet Development Corporation
North Kent Police Station
Thames Way
Northfleet
Gravesend
Kent
DA11 8BD

Application - **EDC/16/0129**
Location - **Land at former Croxton and Garry Site, Fastrack Manor Way, Swanscombe**
Proposal - **Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 204 dwellings, means of access and creation of a development platform.**

Michael,

Thank you for consulting with us.

The main vehicular route from this site to the strategic highway network will be along A226 London Road, which you will note forms Dartford's Air Quality Management Area Number 2.

For our assessment of the highways impact of this development, the applicants should submit a full Transport Assessment. This should include modelling of road junctions, in particular the junctions of A226 London Road with Manor Way and Ingress Park Avenue.

For our purposes, a formal Environment Impact Assessment is not required.

Yours sincerely,

Peter Slaughter

Date: 09 January 2017
Our ref: 204889
Your ref: EDC/16/0129

Anastasia Bernard
Ebbsfleet Development Corporation

By email only, no hard copy to follow

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Anastasia Bernard

Screening consultation: Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for an outline application (all matters reserved except access) for residential development comprising approximately 204 dwellings, means of access and creation of a development platform Location: Land at former Croxton and Garry Site, Fastrack Manor Way, Swanscombe, Kent

Thank you for your consultation on the above dated 03 January 2017 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Schedule 3(2) of the Town & Country Planning (Environmental Impact Regulations) 2011 requires consideration of the selection criteria for Schedule 2 EIA development and identification of 'environmental sensitivity'. Natural England has identified that the proposed location of the development would be within 10 kilometres of the South Thames Estuary and Marshes Site of Special Scientific Interest (SSSI) and the Thames Estuary and Marshes Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site). Information collected by the North Kent local planning authorities indicates that recreational impacts may occur from large housing developments within a distance of 6-10 kilometres from the SPA and Ramsar Site; this isin addition to impacts from all housing developments within the 6 kilometres.

Having considered the information provided and the location of the proposed development, Natural England recommends that further assessment of the potential indirect impacts (from recreational disturbance) to the aforementioned designated sites is provided, irrespective of the need for an Environmental Impact Assessment (EIA). Should the Corporation decide that an EIA is not required, Natural England advises that a detailed assessment of the potential impacts of this proposal upon these designated sites (along with any necessary mitigation measures) is submitted with any subsequent planning application. We would be happy to discuss the scope of these assessments with the applicant through our Discretionary Advice Service.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect such populations to an extent sufficient to require an EIA. It remains the case, however, that the developer must provide information supporting this application sufficient for your authority to assess whether protected species are likely to be affected and, if they are, whether sufficient mitigation, avoidance or compensation measures will be put in place.

Natural England does not hold locally specific information on potential environmental planning

constraints such as Local Sites, local landscape character or Local and National Biodiversity Action Plan species and habitats. We recommend that you seek further information from the appropriate bodies (which may include the local records centre, the local wildlife trust, local geoconservation group or other recording society). Information on these potential assets should be included, where appropriate in a detailed assessment of the potential impacts of this proposal, in the event that your authority decides a full Environmental Impact Assessment is not necessary.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Sean Hanna on 0208 0266 064 or by email to sean.hanna@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Sean Hanna

Sean Hanna
Lead Adviser
Sussex and Kent Team